#### **Capsule Summary**

Inventory No.FHD-1299
Colt & Dixon Packing Company
East South and Wisner Streets
Frederick (Frederick County), MD
c. 1902- present
Access: Private

The Colt & Dixon Packing Company, now part of the McCutcheon's Apple
Products company, is a one-story brick and concrete block series of warehouse buildings,
which constructed through the first half of the 20th century. Although the associated
packaging (canning) factory building is gone, the remaining series of warehouses,
fronting on E. South St., Wisner St., and along the B&O Railroad right-of-way, illustrate
the extent of the operation as well as its direct relation to the railroad transportation
network. The various sections of brick, frame, and concrete block represent several
periods of construction relating to changes in specific products, however, its appearance
seems to be relatively unchanged since the middle of the 20th century. The remaining
Colt & Dixon complex, still operating in a produce warehouse capacity, is located in the
historically industrial southeast section of Frederick City.

The Colt & Dixon Packing Co. warehouse building represents the Frederick City fruit and vegetable packing industry, an important component in the agricultural economy of Frederick which was active from the late 19th century into the middle of the 20th century (National Register Criterion A). It's proximity to both the B&O Railroad and the Hagerstown & Frederick Railway (inter-urban electric railway, no longer in existence), illustrates the significant relationship between the industry and transportation. The warehouse complex is one of the few remaining buildings in Frederick representative of

this important industry (National Register Criterion C). The series of warehouses reveal the growth of the industry through the 20th century.

### Inventory No. FHD-1299

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name o	f P	ropert	/	(indicate preferred	d name)						
historic		Hewitt's To	mato	Canning Factory; Colt &	& Dixon P	acking C	o. (pre	eferred)			
other	•	Thomas Fo	ods Co	orp.; Jenkins Food Corp	).						
2. Locatio	n										
street and numb	er (	Corner of E	. Sout	h and Wisner Streets						not for pu	blication
city, town	]	Frederick								vicinity	
county	1	Frederick									
3. Owner	of F	roper	ty	(gives names and	l mailing a	ddresses	of all	owners)			
name	]	McCutcheo	п Арр	le Products, Inc.							
street and number P.O. Box 243			telephor			ne					
city, town	]	Frederick		<del></del>	state	MD		zip cod	e	21705	
4. Locatio	n o	f Lega	I De	escription							
courthouse, regi				rederick Co. Courthouse	e	lib	er 1	1061	folio	67	
city, town		Frederick		tax map 4	18 tax	parcel	925		tax ID	number	unknown
X Co Co De De His	ntribu ntribu termi termi	uting Resou uting Resou ned Eligible ned Ineligib ed by HABS	rce in rce in for th le for	Additional Da  National Register Distri Local Historic District e National Register/Mai the National Register/Ma R or Research Report at I	ct ryland Red laryland R				С		
6. Classifi	cat	ion			_						
Category	Ow	nership	Cur	rent Function		* ====================================		Resource			water
district X building(s) structure site object	X	public private both	X	agriculture commerce/trade defense domestic education funerary government	rec relig soc tran wor	sportatio k in prog nown	n ress	Contribut  1		Nonconti	buildings sites structures objects Total
			_	health careindustry	vac	ant/not ir er:	ı use			ntributing ed in the l	Resources nventory

7. Desci	ription		Inventory No.	FHD-1299	
Condition					
7-11-2	excellent	deteriorated			
	good	ruins			
X	fair	altered			

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

#### Description Summary

The Colt & Dixon Packing Company, now part of the McCutcheon's Apple Products company, is a one-story brick and concrete block series of warehouse buildings, which constructed through the first half of the 20<sup>th</sup> century. Although the associated packaging (canning) factory building is gone, the remaining series of warehouses, fronting on E. South St., Wisner St., and along the B&O Railroad right-of-way, illustrate the extent of the operation as well as its direct relation to the railroad transportation network. The various sections of brick, frame, and concrete block represent several periods of construction relating to changes in specific products, however, its appearance seems to be relatively unchanged since the middle of the 20<sup>th</sup> century. The remaining Colt & Dixon complex, still operating in a produce warehouse capacity, is located in the historically industrial southeast section of Frederick City.

#### Description

The remaining buildings of the Colt & Dixon Packing Company are located on a corner lot between East South Street and the railroad right-of-way. This southeast section of Frederick City is historically the industrial part of town, although most of the industry would be considered light industry, and the area is historically mixed with worker housing. Located on the north side of E. South St., the Colt & Dixon lot is bounded on the west by an alley adjoining an historic residential subdivision known as "Mary Welty's Addition to Frederick," on the east by Wisner Street, on the north by the railroad, and on the south across South St. is the Frederick Brick Works. Little in this neighborhood has changed dramatically since the turn of the 20<sup>th</sup> century.

Viewing the Colt & Dixon lot from E. South St. and looking north into the lot, much of the lot is vacant and overgrown where the canning factory building once stood. This area is enclosed by a 7-foot chainlink fence. Between the fence and E. South St. is an area which formerly held a rail siding track to access the southend warehouse still standing. The remaining building complex is a series of buildings built at various times but all are attached and are therefore considered as one building. Beginning with the southend warehouse, constructed of brick on a concrete block foundation, the building fits neatly into the corner of E. South St. and Wisner St. The angle of the corner is not square and so the building is oddly angled. The shed roof is finished with a stepped parapet on the south and north elevations, capped with tile coping. Window openings are plain with no decorative features and are located only along the east (Wisner St.) elevation. The north end of the warehouse has a larger area creating an "L" shaped structure. Attached to the north end, along Wisner St., is a long, low frame warehouse with a standing seam metal shed roof and a concrete block foundation. There are two doors which open directly onto the street, and two long bands of continuous windows covered with screen. This

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section ends at the northeast corner of the lot at the railroad right-of-way and turns to connect with the east and south elevations of a concrete block warehouse (c.1910). This one-story, gable end building is constructed of coarse concrete block, has a metal roof and a single loading bay door on the north elevation facing the railroad. Adjoining the west gable end of this oldest section of the warehouse complex is a two-story brick warehouse, built c.1940. The building appears to have a flat roof; windows in the north elevation are are 4-light, fixed panes, located on the second story. A single loading bay is also located on the first story of the north elevation, fronting onto the railroad. Another concrete block warehouse section, probably added in the 1950s, is attached to the west elevation of the brick section. It has a flat roof and a single loading bay in the north elevation fronting onto the railroad. This section is located on a house lot purchased in 1949; the dwelling was apparently demolished for this warehouse addition. There was no access to the interior of the lot or building.

8. Signific	ance		Invent	ory No. FHD-1299	
Period	Areas of Significance	Check and just	ify below		
1600-1699 1700-1799 1800-1899 X 1900-1999 2000-	X agriculture archeology architecture art X commerce communications community planning conservation	economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement	health/medicine industry invention landscape architecture law literature maritime history military	performing arts philosophy politics/government religion science social history transportation other:	
Specific dates c.1902-present		Architect/Builder unknown			
Construction da	tes c.1910 (concrete block)	; c.1940 (brick); c.1950	(concrete block addition)		
Evaluation for:					
National Register Maryland Register X not evaluated					

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary of Significance

The Colt & Dixon Packing Co. warehouse building represents the Frederick City fruit and vegetable packing industry, an important component in the agricultural economy of Frederick which was active from the late 19<sup>th</sup> century into the middle of the 20<sup>th</sup> century (National Register Criterion A). It's proximity to both the B&O Railroad and the Hagerstown & Frederick Railway (inter-urban electric railway, no longer in existence), illustrates the significant relationship between the industry and transportation. The warehouse complex is one of the few remaining buildings in Frederick representative of this important industry (National Register Criterion C). The series of warehouses reveal the growth of the industry through the 20<sup>th</sup> century.

Historic Context

Note: For a more comprehensive historical context of agriculture in Frederick City/County, see "Thematic Historical Context – Agriculture," for the City of Frederick, Paula S. Reed & Assoc., Inc. 2003.

After the Civil War, Maryland's urbanization accelerated. Population began to shift with internal migration from the countryside to the cities. Baltimore grew, but so did cities like Cumberland, Hagerstown and, to a lesser extent, Frederick. The slowed but steady growth of the population and economic base of Frederick city during the second half of the 19<sup>th</sup> century encouraged city authorities to look toward expansion of the city limits. In 1870, the taxable limits of Frederick were extended. The expansion encompassed a number of outlying farms that would provide the acreage necessary for residential developments in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

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Throughout the second half of the 19<sup>th</sup> century, competition from Mid-Western grain resulted in Maryland sharing a smaller percentage of the whole amount of grain produced in the U.S. Frederick County maintained its agricultural base, however, and continued among the highest producers in the state of corn and wheat. But a gradual shift in production was beginning. The value of livestock in Frederick County in the 1860 Agricultural Census showed the county leading the state.<sup>2</sup> The high value of livestock suggests the prominence of dairy beginning to emerge in the county, which had the necessary access to city markets via the B&O Railroad, the Western Maryland Railroad (1869), and the Frederick & Pennsylvania Line (1872), which connected with the Pennsylvania Railroad in Littlestown, PA.<sup>3</sup>

Frederick city's industry remained based primarily in agricultural-related products. Milling continued at Brunner's City Mill on Bentz Street and at Kemp's Steam Flouring Mills on Carroll Street, as well as a number of tanneries and fertilizer plants and lime kilns. But as the urbanization and industrialization process gradually transformed the economy of Maryland, Frederick County farmers responded by shifting to meat and dairy products, fruit, and vegetable production. The canning of vegetables, fruits, and oysters was a relatively new technology, which catered to the emerging large industrial city markets rather than the traditional local farmer's markets of fresh produce. Canning and packing companies developed in Frederick beginning in the 1860s and accelerated in the 1890s with three companies in operation on East South Street beyond Carroll Street, the Frederick City Packing Co., the Monocacy Valley Canning Co., and the Colt & Dixon Packing Co., by 1902.

World War II, new technologies, and a continually changing agricultural economy nationwide through the middle of the 20th century brought about a near-complete move away from agricultural product marketing and distribution in Frederick. Accelerated population growth since the 1950s, largely due to government and corporate employment opportunities in the expanding Washington D.C. and Baltimore metropolitan area, defines the new economy of retail sales and home construction has resulted in significantly expanded city boundaries.

#### Resource History

The Colt & Dixon Packing Co., established in 1902 by Elmer Dixon and partners, was actually an outgrowth of an early canning business called Hewitt's Tomato Canning Factory on the 1897 Sanborn Fire Insurance map (see attached). Part of a remarkable expansion of the canning industry in Frederick County, started in 1867 by Baltimore native Louis McMurray, the Colt & Dixon Packing Co. joined two other established canning/packing facilities in southeast Frederick City. Adjoining the Baltimore & Ohio Railroad, the East South Street location was additionally ideal with the routing of the Frederick & Middletown (later Hagerstown & Frederick) Railway along the street. With tracks laid as far as Middletown from Frederick in 1896, the Hagerstown and Frederick Railway Company was formed from the Hagerstown Railway Co. and the Frederick Railroad Company in 1913. Running through many of the rural

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name Colt & Dixon Packing Co. Continuation Sheet

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districts between Frederick and Hagerstown, the electric railway provided efficient transportation of perishable products from the farm to the factory.

Elmer E. Dixon was born and raised on a farm in Frederick County before opening a successful grocery in Frederick City. His experience in both environments must have prepared him well for the business of canning local produce. Indeed, the canning company must have been quite successful as well. By 1906, Elmer Dixon and his wife, Amy (Kump) Dixon, had purchased the nearby Schley mansion house (F-3-206) with 50 acres. The Dixon's went on to establish the well-known Wayside Inn in the Schley house, although the acreage may have been used for truck farm production associated with the Colt & Dixon Packing Company. Although he was only actively involved in the canning business until 1906, his association with the company continued for many years; as late as 1956 the company name remained Colt & Dixon.

The Colt & Dixon Packing Co. did not begin purchasing land until 1904, when two parcels were purchased between East South Street and the B&O Railroad. The one-acre parcel bought from Frederick and Susan Obenderfer for \$1,500 probably included the old Hewitt's Tomato Canning Factory, already occupied by Colt & Dixon (see attached Sanborn maps). A smaller triangular parcel, purchased from David and Emma Shull, was described as 22 feet from the corner to the B&O Railroad, and 119 feet from the railroad to East South St., "forming a perfect triangle." Conveniently located just to west of the two parcels, was Mary Welty's 1891 "Addition to Frederick City," a small subdivision 20 residential lots suitable for employee housing (see attached plat).

By 1911, the Colt & Dixon Packing Co. facilities had begun to expand. While still located in the old Hewitt's factory building, additional rooms had been added and a concrete block warehouse was located fronting onto the rairoad right-of-way (see attached 1911 Sanborn map). Most significantly, in 1916, the company sold a right-of-way along East South Street to the Hagerstown and Frederick Railway, providing the important direct access to the factory for local farmers. With the addition of the H&F Railway, the expansion of the Colt & Dixon complex accelerated (see attached 1922, 1930, and 1947 Sanborn maps). By 1947, the warehouse complex (still standing today) which encircled the canning factory was complete. In 1949, the company purchased the adjoining residential lot, part of Lot 20 of Mary Welty's Addition, from the widow Violet Kline. Mrs. Kline retained a "Life Estate" on the property, allowing her to continue to live at 168 B&O Avenue until her death. The building was demolished in the 1950s to make way for a warehouse addition on the west end of the complex.

By 1947, the Thomas family had become involved in the Colt & Dixon Packing Company, their name added to the title on the 1947 Sanborn map. In 1956, the Colt & Dixon Packing and Manufacturing Co., with G. Frank Thomas as president and Clyde E. Thomas, secretary, sold the property to brothers Cullen and J. O'Neill Jenkins.<sup>17</sup> However, it appears that both Thomas's and the Jenkins' were already involved in the company, as the property was reconveyed within the same month by the Jenkins brothers to the Thomas Foods Corporation (J. O'Neill Jenkins, president and his wife Rebecca, secretary). Additionally, Jenkins Brothers

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Inc., described as "a corporate farming operation," had purchased the large farm south of Frederick known as Clifton in 1953. 19 Apparently while cultivating produce for their packing company, the Jenkins' housed migrant farm workers in the old Clifton manor house.

The Thomas Foods Corporation owned and operated the old Colt & Dixon factory until 1971, when the property was sold to Jenkins Food Corporation.<sup>20</sup> Presumably this was technically a corporate name change. Seven years later, the building and lot were purchased by McCutcheon's Apple Products, a regionally recognized leader in the production of canned fruit products.<sup>21</sup> Although the old factory building is now gone, the warehouse complex continues in operation under the McCutcheon's ownership.

### 9. Major Bibliographical References

Inventory No. FHD-1299

Frederick Co. Land Records, Frederick Co. Courthouse, Frederick, MD.

Harwood, Herbert H. Jr. Blue Ridge Trolley. San Marino, CA: Golden West Books, 1970.

Historical Society of Frederick County, vertical files, Frederick, MD.

Sanborn Fire Insurance Company Maps, microfilm collection, Maryland Room, C. Burr Artz Library, Frederick, MD.

Williams, T.J.C. <u>History of Frederick County, Maryland</u>. Baltimore, MD: Regional Publishing Co., 1979, reprint of the original 1910 edition.

### 10. Geographical Data

Verbal boundary description and justification

Acreage of surveyed property

Approx. 1 acre

Acreage of historical setting

Approx. 1 acre Frederick, MD Quad

Quadrangle scale 1:24,000

Quadrangle name

The boundary is defined by Frederick County tax map 418, parcel 925.

### 11. Form Prepared by

name/title Edie Wallace, Historian

organization Paula S. Reed & Assoc., Inc. date July 2003

street & number 105 N. Potomac St. telephone 301-739-2070

city or town Hagerstown state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

DHCD/DHCP

100 Community Place Crownsville, MD 21032-2023

410-514-7600

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<sup>1</sup> 1870, Thomas O'Neal, Plat of the Extended Taxable Limits of Frederick City. Engineering Office, Frederick City Hall, Frederick, MD.

<sup>2</sup> Livestock in Frederick Co. was valued at \$1,534,048, with Baltimore and Washington Counties close behind; Census Data for the Year 1860, Inter-University Consortium for Political and Social Research, Study 00003: Historical Demographic, Economic, and Social Data, US, 1790-1970. Ann Arbor: ICPSR.

<sup>3</sup> T.J.C. Williams, <u>History of Frederick County, Maryland</u>. (Baltimore, MD: Regional Publishing Co., 1979, reprint of the original 1910 edition), p.402.

<sup>4</sup> Williams, p. 401; 1904 Sanborn Fire Insurance Map, Frederick City, microfilm collection, Maryland Room, C. Burr Artz Library, Frederick, MD.

<sup>5</sup> Williams, p. 842.

<sup>6</sup> Herbert H. Harwood, Jr., <u>Blue Ridge Trolley</u>. (San Marino, CA: Golden West Books, 1970), p. 15 and p. 37.

<sup>7</sup> Williams, p. 842.

<sup>8</sup> Frederick Co. Land Record, Liber 276, Folio 404.

<sup>9</sup> Frederick News-Post, "Young family continues tradition at Wayside Radio Service," n.d., vertical file, Historical Society of Frederick County, Frederick, MD.

<sup>10</sup> Frederick Co. Land Record, Liber 562, Folio 141.

<sup>11</sup> Frederick Co. Land Record, Liber STH 265, Folio 266. See 1897 and 1904 Sanborn maps attached.

<sup>12</sup> Frederick Co. Land Record, Liber STH 267, Folio 52.

<sup>13</sup> Frederick Co. Land Record, plat, Liber WIP 13, Folio 376. Parcel 20, location of the Violet Kline house at 168 B&O Avenue, would become part of the Colt & Dixon parcel in 1949; the house was demolished in the 1950s to make way for additional warehouse space.

<sup>14</sup> Frederick Co. Land Record, Liber STH 267, Folio 239 (1904, Colt & Dixon to Fred. Co. Commissioners for B&O Avenue), and Liber HWB 310, Folio 173 (1914, Colt & Dixon to B&O Railroad Co. for right-of-way).

<sup>15</sup> Frederick Co. Land Record, Liber 316, Folio 582.

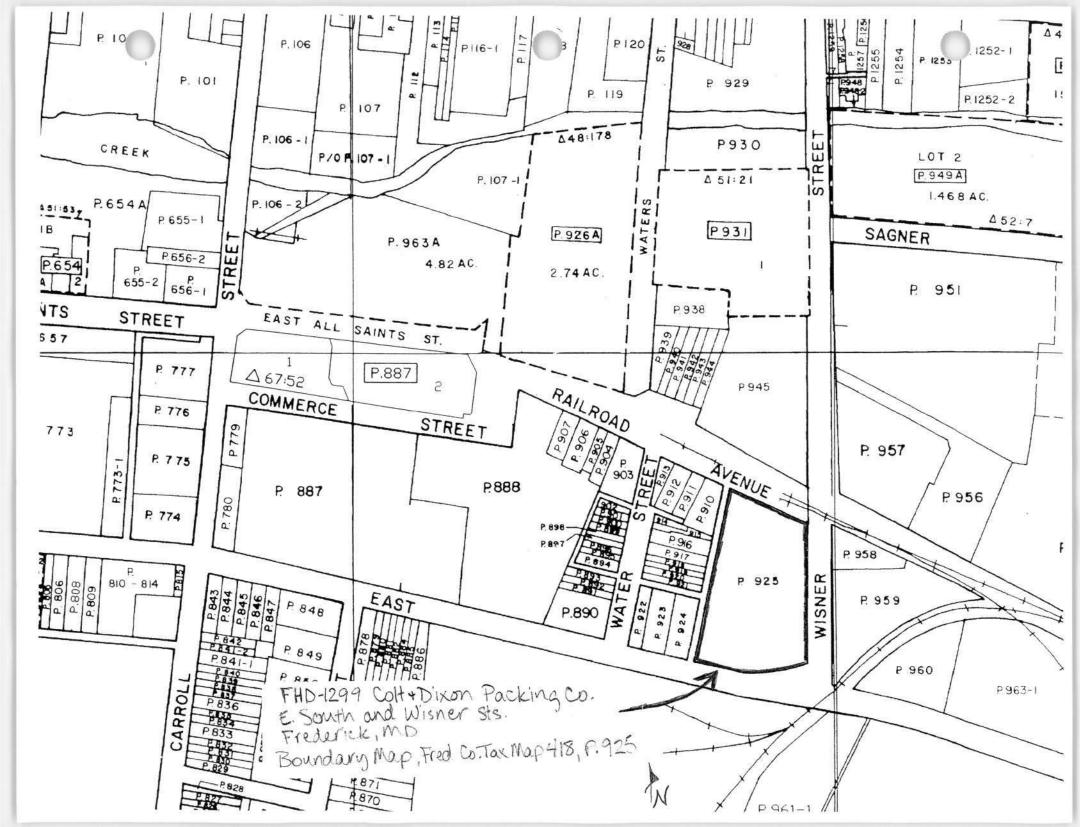
<sup>16</sup> Frederick Co. Land Record, Liber 477, Folio 462.

<sup>17</sup> Frederick Co. Land Record, Liber 562, Folio 141.

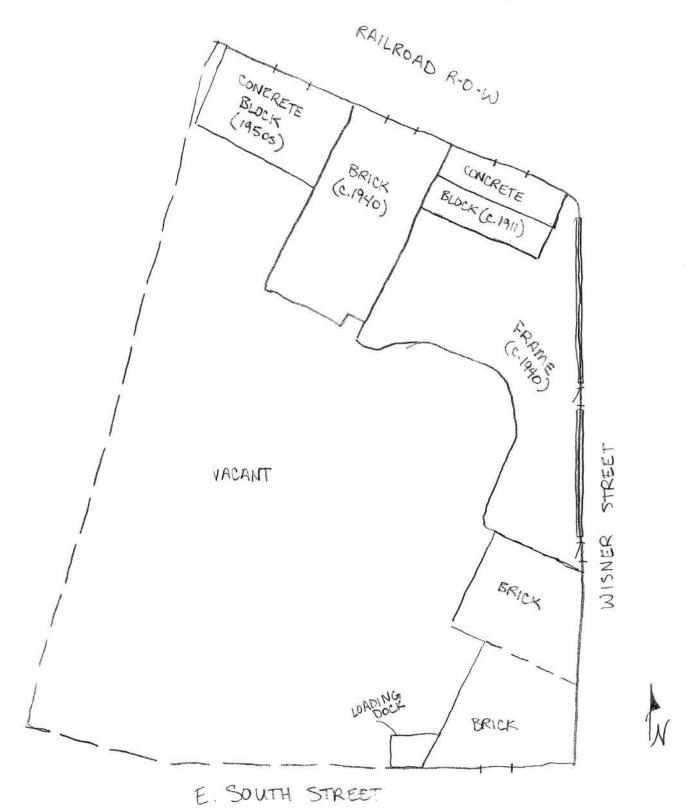
<sup>18</sup> Frederick Co. Land Record, Liber 564, Folio 415.

<sup>19</sup> Oehrlein & Assoc., "Worthington House Historic Structure Report," Monocacy National Battlefield, Frederick, MD, p. 8; Frederick Co. Land Record, Liber 843, Folio 739.

Frederick Co. Land Record, Liber 843, Folio 734.
 Frederick Co. Land Record, Liber 1061, Folio 67.

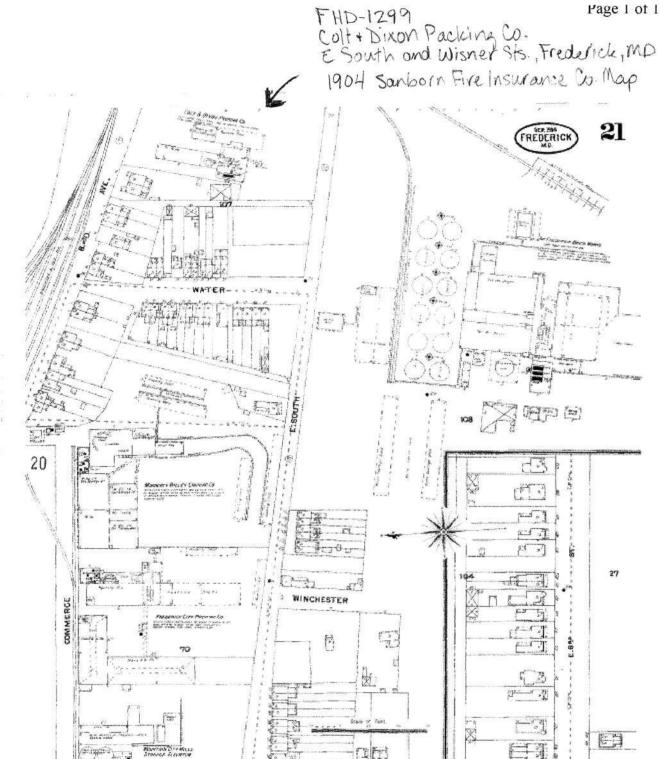


FHD-1299 Colt & Dixon Packing Co E South and Wisner Sts. Frederick, MD SITE PLAN (NOT TO SCALE)

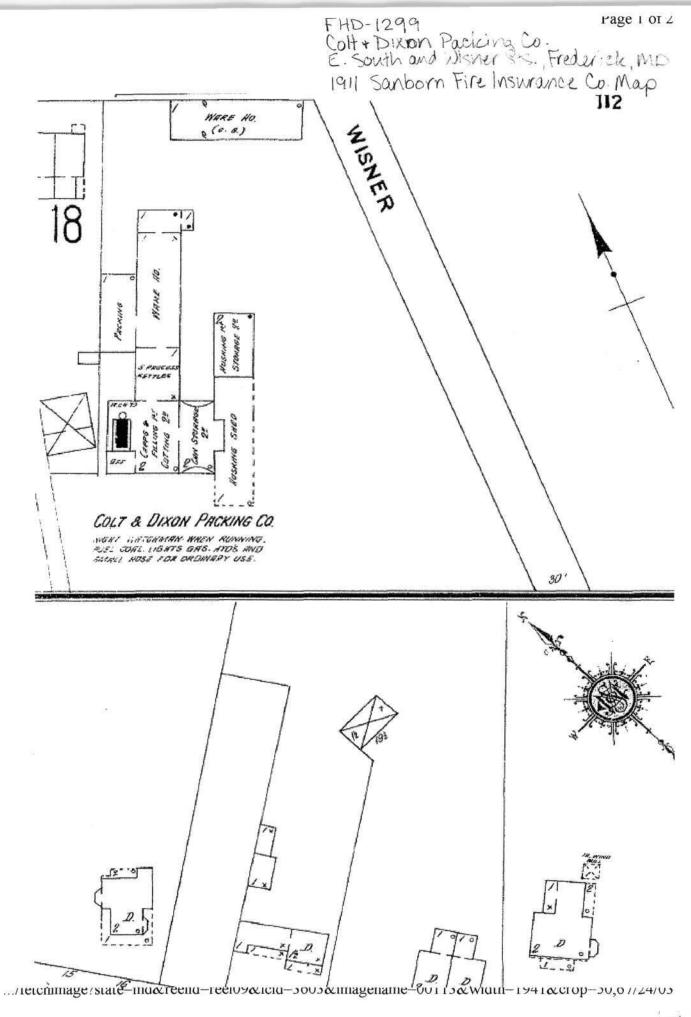


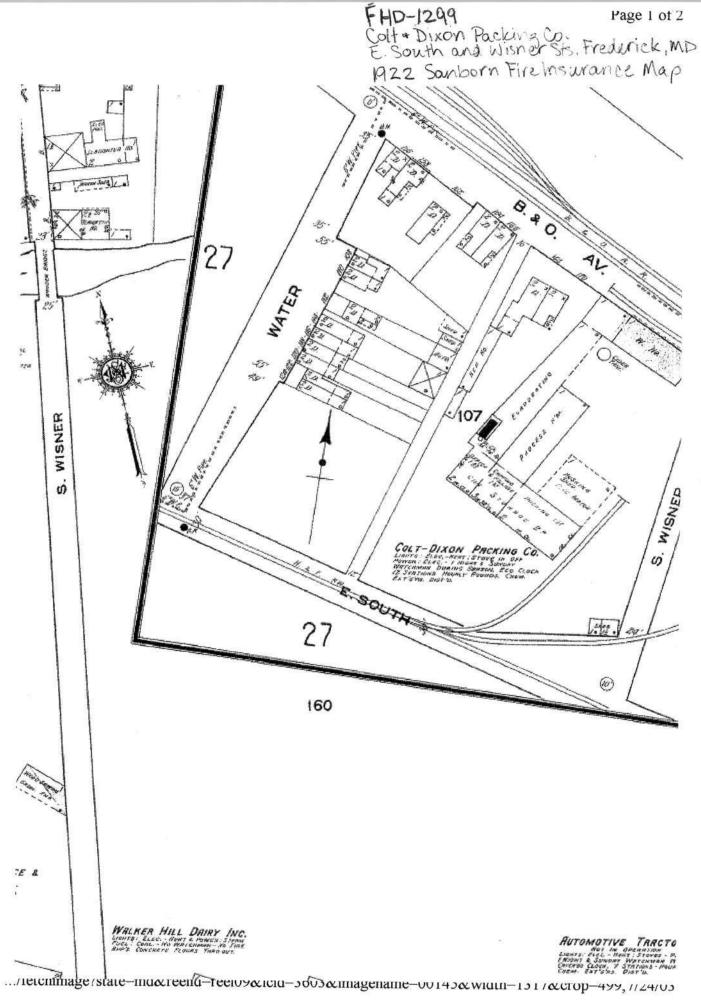
Land Record

Mary A. Welty's Addition to Frederick City, M May 23. 1891. Street Water FHD-1299 Colf + Dixon Packing Co. E. South and Wisner Sts. \* Frederick, MD



CAMPOLL 14





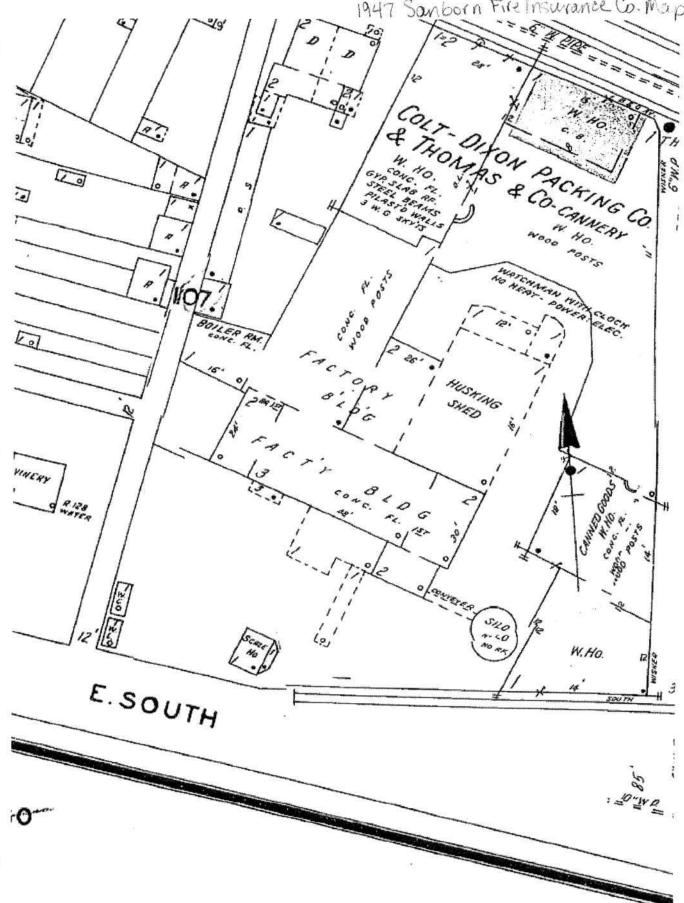
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FHD-1299

12:

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Cott & Dixon Packer - Co E. South and Wisner Sts, Frederick, MD 1947 Sanborn Fire Insurance Co. Map



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12.





FHD-1299 Colt + Dixon Packing Co. E. South and Wisner Sts. Frederick, MD D. Jackson 6/03 MDSHPO brick warehouse, corner of E. South and Wisner Sts, View NE from E. South St.



FHD-1299 Colt + Dixon Packing Co. E. South and Wisher Sts. Frederick, IND D. Jackson 6/03 MDSHPO warehouse complex, S and E elevations, view N down Wisner St. From E South St.



FHD-1299 Colt + Dixon Packing Co. E. South and Wisner Sts. Frederick, MD D. Jackson 6/03 MDSHPO Frame warehouse, E elevation, view SW along Wisner St. from railroad 1-0-6



FHD-1299 CoH + Dixon Packing Co. E. South and Wisher Sts. Frederick, MD D. Jackson 6/03 MDSHPO c. 1911 concrete block warehouse and c 1940 brick warehouse, Nelevation, view SE from Railroad Ave



FHD-1299 Cott + Dixon Packing Co. E. South and Wisner Sts. Frederick, mD D. Jackson 6/03 MOSHPO c. 1940 brick warehouse and 1950s block waterbuse N elevation, view S from Railroad Ave ?